



## 6 Ptarmigan Road

Located near downtown in a well-established neighbourhood, this residence is designed for a large family. It is close to walking trails and many outdoor rec areas.

This home features five bedrooms and five bathrooms, providing ample space for everyone. The layout includes two full bathrooms with showers, two with tubs, and a practical half-bath conveniently integrated into the laundry area, which comes equipped with a one-year-old washer and dryer.

The kitchen features oak cabinets and stainless steel appliances. Highlights include a brand-new refrigerator and dishwasher, as well as a wall oven, microwave, and a stovetop equipped with a downdraft. Additionally, a stand-up freezer is included in the sale.

Step outside to a massive 26x28 deck situated above the garage, perfect for summer entertaining. This home also includes an indoor sauna and outdoor hot tub, which has been recently serviced. The property includes one 10x10 shed for additional storage. One 10x10 shed for the hot tub. In the summer take advantage of the sun with the large south facing sun room/cold porch, and in the winter, use this area for a some extra storage if needed.

Mechanical peace of mind includes a brand-new Rheem electric hot water tank (one month old) and a reliable Burnham America boiler with a Riello burner (a spare burner assembly is included). The foundation is concrete pinned to bedrock.

Recent upgrades include new electrical service from the pole and new circulation pumps for both the city water and the main boiler. The roof was done in 2014.

Recent pre sale inspection done.

**Year Built:** 1980

**Fireplace:** 2.5 pallets of pellets for the year

**Property Tax:** \$5,530 (2025)

**Heating:** Oil \$5672.38

**Construction:** Single Family

**Parking:** Attd. Garage; Dbl. Concrete Drive

**Foundation:** Concrete

**Storage:** Shed



**\$820,000**

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